

SLIP 4/GEORGETOWN STEAM PLANT

I. ISSUES:

- o Damage claim, potential litigation over PCB contamination in Slip 4 and adjacent private property owned by Evergreen Marine Leasing
- o Renewal of leases in 1993 to Boeing and King County (possible sale of SCL property?)
- o Design process underway by Engineering to abandon (fill in) Georgetown flume

II. THE PLAYERS:

SCL DIVISIONS

- o EAD
- o Property Management
- o Operations
- o Engineering

OTHER CITY DEPARTMENTS

- o Law
- o Engineering (Drainage and Wastewater Utility)

AGENCIES

- o Environmental Protection Agency (EPA)
- o Department of Ecology (WDOE)
- o National Oceanic and Atmospheric Administration (NOAA)
- o Department of Natural Resources (WDNR)
- o King County Division of Surface Water Management
- o King County Department of Public Works (Airport)

OTHER PARTIES

- o Friends of Georgetown Steam Plant

OTHER CONTRIBUTORS TO CONTAMINATION

- o Boeing
- o King County
- o Evergreen Marine Leasing
- o Others??

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III. STRATEGY

- o Negotiate Settlement with Evergreen Marine Leasing, address damage claim and demand for indemnification
- o Identify other parties involved in contamination of property, seek their involvement in site investigation and resolution of issue
- o Determine nature and extent of contamination on SCL property; identify options to address contamination

IV. IMMEDIATE LABOR NEEDS-- PROPOSAL

- o 1 person, limited term employment (LTE), @32-40 hours per week, for a period of 9 months, paid @\$25-\$35/hr

COST: ranges from \$28,800 (32hrs/wk, 9 months, @\$25/hr) to \$50,400 (40 hrs/wk, 9 months, @\$35/hr)

- o Responsibilities of LTE:
  - Coordinate between all parties
  - Consolidate, organize, and manage pertinent files
  - Assist in reporting, negotiations, etc. with all outside parties
  - Oversee consultant work and activities (see V below)
  - Look at other Potentially Responsible Parties, their ownership of property, and past/present activities

V. CONSULTANT NEEDS-- PROPOSAL

- o Cost estimate: \$60K-\$125K
- o Consultant scope of work:
  - Identify, possibly assess other nearby properties which could be affected
  - Conduct limited environmental sampling and analysis (soils and water, not including groundwater) as appropriate, after establishing need, and sampling/analysis plans. Validate and interpret data
  - Identify options for remediation
  - Develop cost estimates for remediation options
  - Prepare report compiling all of above, which could also serve to meet due diligence requirements in the event of property transaction

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VI. TOTAL COST ESTIMATE FOR PROJECT, OVER 9 MONTHS:

LTE:	\$28,800--	\$50,400
CONSULTANT:	\$60,000--	\$125,000

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TOTAL:	\$88,800--	\$175,000
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- Compare with over \$635,000 spent to date for consultant to support Lake Union Steam Plant work over 2 1/2 years. Does not include SCL/Law Department labor, and work not completed (deferred) due to LUSP priority work.

V. OTHER SCL DIVISIONS-- SUPPORT WORK NEEDED

- Engineering: Review of LTE/Consultant work, design work in abandoning GTSP flume and development of alternate drainage plan.
- Operations: Information regarding site history and past activities
- Property Management: Status of SCL property, adjoining properties, past, present, and future land uses for area

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File Label: SLIP4

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